

ATTORNEY OR PARTY WITHOUT ATTORNEY:		STATE BAR NO.:	FOR COURT USE ONLY
NAME: Matthew P. Minser (SBN 296344); Luz E. Mendoza (SBN 303387) FIRM NAME: SALTZMAN & JOHNSON LAW CORPORATION STREET ADDRESS: 5100-B1 Clavton Road, Suite 373 CITY: Concord TELEPHONE NO.: (510) 906-4710 EMAIL ADDRESS: mminser@silawcorp.com / lmendoza@silawcorp.com		STATE: CA ZIP CODE: 94521 FAX NO.:	
ATTORNEY FOR (name):		<input checked="" type="checkbox"/> ATTORNEY FOR <input checked="" type="checkbox"/> ORIGINAL JUDGMENT CREDITOR <input type="checkbox"/> ASSIGNEE OF RECORD	
<b>USDC Northern District of California</b> STREET ADDRESS: 1301 Clay Street MAILING ADDRESS: 1301 Clay Street CITY AND ZIP CODE: Oakland, 94612 BRANCH NAME: Northern District of California, Oakland Courthouse			
PLAINTIFF/PETITIONER: DC16 Northern California Health & Welfare Trust Fund, et al.		CASE NUMBER:	
DEFENDANT/RESPONDENT: Masterpiece Painting, Inc., et al.		4:22-cv-06540 HSG	
<b>WRIT OF</b> <input checked="" type="checkbox"/> EXECUTION (Money Judgment) <input type="checkbox"/> POSSESSION OF <input type="checkbox"/> Personal Property <input type="checkbox"/> SALE <input type="checkbox"/> Real Property		<input type="checkbox"/> Limited Civil Case (including Small Claims) <input checked="" type="checkbox"/> Unlimited Civil Case (including Family and Probate)	

- To the Sheriff or Marshal of the County of:** USDC, Northern District of California  
You are directed to enforce the judgment described below with daily interest and your costs as provided by law.
- To any registered process server:** You are authorized to serve this writ only in accordance with CCP 699.080 or CCP 715.040.
- (Name): District Council 16 Northern California Health & Welfare Trust Fund, et al.  
is the  original judgment creditor  assignee of record whose address is shown on this form above the court's name.
- Judgment debtor (name, type of legal entity if not a natural person, and last known address):**  
Masterpiece Painting, Inc.  
3542 Fruitvale Ave. #120  
Oakland, CA 94602
- Judgment entered on (date):** February 9, 2024  
(See type of judgment in item 22.)
- Judgment renewed on (dates):**
- Notice of sale under this writ:**
  - has not been requested.
  - has been requested (see next page).
- Joint debtor information on next page.**

— For items 11–17, see form MC-012 and form MC-013-INFO.

11. Total judgment (as entered or renewed)	\$	28,779.84
12. Costs after judgment (CCP 685.090)	\$	
13. Subtotal (add 11 and 12)	\$	28,779.84
14. Credits to principal (after credit to interest)	\$	
15. Principal remaining due (subtract 14 from 13)	\$	28,779.84
16. Accrued interest remaining due per CCP 685.050(b) (not on GC 6103.5 fees)	\$	
17. Fee for issuance of writ (per GC 70626(a)(l))	\$	
18. Total amount due (add 15, 16, and 17)	\$	28,779.84
<b>19. Levying officer:</b>		
a. Add daily interest from date of writ (at the legal rate on 15) (not on GC 6103.5 fees) .....	\$	3.95
b. Pay directly to court costs included in 11 and 17 (GC 6103.5, 68637; CCP 699.520(j)) .....	\$	
20. <input type="checkbox"/> The amounts called for in items 11–19 are different for each debtor. These amounts are stated for each debtor on Attachment 20.		

MARK B. BUSBY



, Deputy

Date: 09/17/2025

Clerk, by

NOTICE TO PERSON SERVED: SEE PAGE 3 FOR IMPORTANT INFORMATION.

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Plaintiff/Petitioner: District Council 16 Northern California Health & Welfare Trust Fund, et al.	CASE NUMBER:
Defendant/Respondent: Masterpiece Painting, Inc., et al.	C22-06540 HSG

21.  Additional judgment debtor(s) (*name, type of legal entity if not a natural person, and last known address*):

Terrence Johnson, individually and dba Masterpiece Painting  
3906 Vale Ave.  
Oakland, CA 94619-2222





22. The judgment is for (*check one*):

- a.  wages owed.
- b.  child support or spousal support.
- c.  other.

23.  Notice of sale has been requested by (*name and address*):

  
  
  

24.  Joint debtor was declared bound by the judgment (CCP 989-994)

- a. *on (date)*:
- b. name, type of legal entity if not a natural person, and last known address of joint debtor:
- c.  Additional costs against certain joint debtors are itemized:  below  on Attachment 24c.

25.  (Writ of Possession or Writ of Sale) **Judgment** was entered for the following:

- a.  Possession of real property: The complaint was filed on (*date*):  
*(Check (1) or (2). Check (3) if applicable. Complete (4) if (2) or (3) have been checked.)*
  - (1)  The **Prejudgment Claim of Right to Possession** was served in compliance with CCP 415.46. The judgment includes all tenants, subtenants, named claimants, and other occupants of the premises.
  - (2)  The **Prejudgment Claim of Right to Possession** was NOT served in compliance with CCP 415.46.
  - (3)  The unlawful detainer resulted from a foreclosure sale of a rental housing unit. (An occupant not named in the judgment may file a **Claim of Right to Possession** at any time up to and including the time the levying officer returns to effect eviction, regardless of whether a **Prejudgment Claim of Right to Possession** was served.) *(See CCP 415.46 and 1174.3(a)(2).)*
- (4) If the unlawful detainer resulted from a foreclosure (item 25a(3)), or if the **Prejudgment Claim of Right to Possession** was not served in compliance with CCP 415.46 (item 25a(2)), answer the following:
  - (a) The daily rental value on the date the complaint was filed was \$
  - (b) The court will hear objections to enforcement of the judgment under CCP 1174.3 on the following dates (*specify*):

*Item 25 continued on next page*